ONE FOUR FIVE

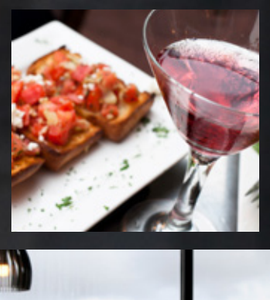
CITY ROAD

A UNIQUE MIXED-USE DEVELOPMENT PERFECTLY SITUATED TO MAKE THE MOST OF LONDON'S COMMERCIAL AND CREATIVE HEARTLAND

CURATED BY CF COMMERCIAL AND JLL

MOMENTS FROM OLD STREET ROUNDABOUT IN THE HEART OF TECH CITY, 145 CITY ROAD IS A LANDMARK MIXED USE DEVELOPMENT THAT PRESENTS AN EXCITING OPPORTUNITY FOR RETAIL AND F&B OCCUPIERS.

145 CITY ROAD IS A VIBRANT HUB IN AN UNPARALLELED LOCATION



THE RETAIL UNITS WILL HAVE FRONTAGE ON TO THRIVING CITY ROAD WITH EXTENSIVE FOOTFALL AND VISIBILITY AND WILL BENEFIT FROM A SIGNIFICANT WORKER, RESIDENTIAL AND STUDENT POPULATION DIRECTLY SURROUNDING THE SITE.

THE FIRST PHASE HAS DELIVERED 82,000 SQ FT OF OFFICE SPACE OVER 10 FLOORS WHICH IS LET TO CO-WORKING OPERATORS WEWORK.

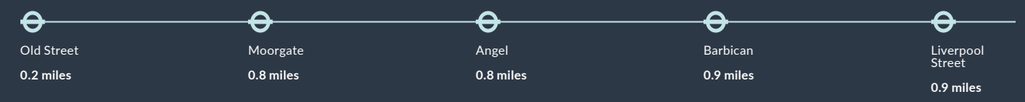
THE RESIDENTIAL ELEMENT OF THE DEVELOPMENT COMPRISING 302 RESIDENTIAL UNITS WILL BE DELIVERED IN 2019.

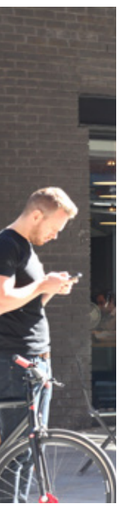
PRIME LOCATION

PERFECTLY POSITIONED IN THE CENTRE OF IT ALL; 145 CITY ROAD SITS BETWEEN THE CITY, SHOREDITCH, ISLINGTON AND CLERKENWELL, EACH WITH THEIR OWN UNIQUE IDENTITY AND CULTURE.

JOURNEY TIMES FROM 145 CITY ROAD TO PUBLIC TRANSPORT LINKS

DISTANCES FROM 145 CITY ROAD TO PUBLIC TRANSPORT LINKS





DIVERSE NEIGHBOURHOOD

145 IS PART OF A BUZZING COMMUNITY WITH SOME OF LONDON'S MOST INSPIRING INDEPENDENT SHOPS, GALLERIES, BARS AND RESTAURANTS ON THE DOORSTEP.

A BLEND OF BOUTIQUE AND ESTABLISHED NAMES, AS WELL AS NEW AND INNOVATIVE, COME TOGETHER TO PROVIDE A UNIQUE DESTINATION.

THE OPPORTUNITIES

INSPIRING AND EXCLUSIVE SPACE FOR HIGH QUALITY RETAIL AND RESTAURANT OCCUPIERS.

GROUND FLOOR – RETAIL A1/A3/A4

PHASE 1 – DELIVERY Q2 2018

UNIT 1 LET TO 'THE ALCHEMIST'

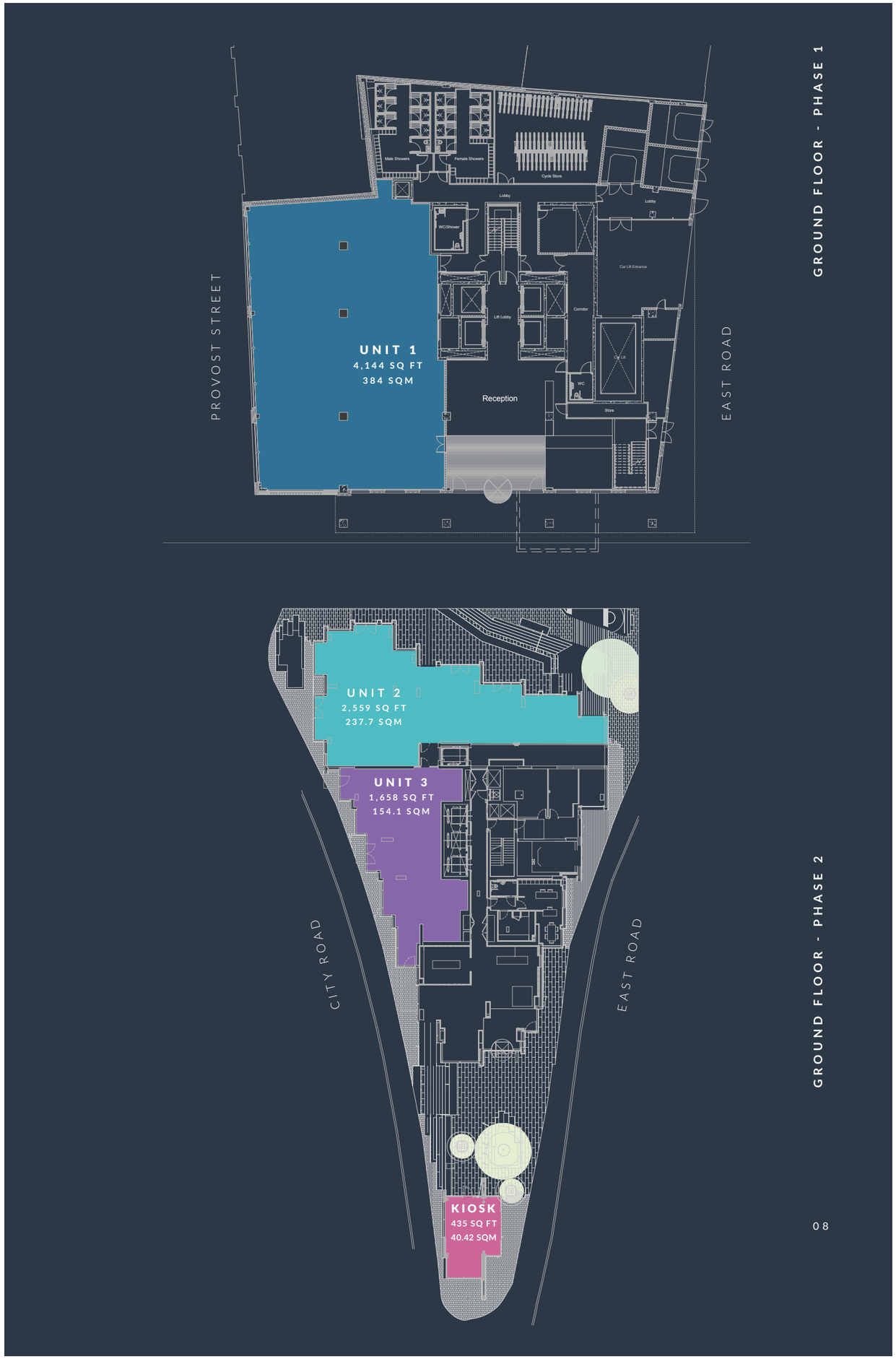
PHASE 2 – DELIVERY Q2 2019

UNIT 2	2,559 SQ FT	237.7 SQM
UNIT 3	1,658 SQ FT	154.1 SQM

KIOSK LET TO 'IN FARM'

UNITS WILL BE AVAILABLE FROM Q2 2019

- **HANDOVER SPECIFICATION:** SHELL & CORE WITH CAPPED SERVICES
- **RENT:** ON APPLICATION
- **EPC:** AVAILABLE ON REQUEST
- **TENURE:** THE PREMISES ARE AVAILABLE TO LET BY WAY OF NEW EFFECTIVELY FULL REPAIRING AND INSURING LEASES, SUBJECT TO 5 YEARLY UPWARDS ONLY RENT REVIEWS



A DYNAMIC DESTINATION, ATTRACTING RESIDENTS, LOCALS, AND VISITORS ALIKE

DEMOGRAPHICS

	1 MILES	3 MILES
POPULATION	115,718	942,073
HOUSEHOLDS	54,072	407,230
AVERAGE AGE	33.66	33.32
DAYTIME EMPLOYEES	353,141	1,549,810
POPULATION GROWTH '14 - '19	8.84%	8.20%
HOUSEHOLD GROWTH '14 - '19	7.09%	9.27%

ONE FOUR FIVE

CITY ROAD

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